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08182110710

WARRANTY DEED

Doc#: 0818211071 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/30/2008 11:41 AM Pg: 1 of 5

This document prepared by:

When recorded mail to:

Alan B. Roth
Wildman Harrold Allen & Dixon
225 West Wacker Drive, Suite 2800
Chicago, Illinois 60606

Douglas L. Noren
Katten Muchin Rosenman LLP
525 West Monroe Street
Chicago, Illinois 60661

THE CORNERSTONE GROUP 618, LLC, a Delaware limited liability company, having an address of 1101 West Lake Street, Chicago, Illinois 60607 ("Grantor"), in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey and warrant to **CATALYST 123 LLC, an Illinois limited liability company**, having an address of 500 North Dearborn, Suite 605, Chicago, IL 60610 ("Grantee"), the real estate located in Cook County, Illinois, as legally described in Exhibit A attached hereto.

Property Address: 618 West Washington, Chicago, Illinois

Permanent Index Number: 17-09-331-013-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the property in fee simple, for the uses and purposes set forth herein.

SUBJECT TO: general real estate taxes not due and payable at the time of closing and Permitted Title Exceptions on Exhibit B attached hereto and made a part hereof.

Dated: June 19, 2008.

[SIGNATURE OF GRANTOR ON IMMEDIATELY SUCCEEDING PAGE]

MS # 12 SW
25
5508010

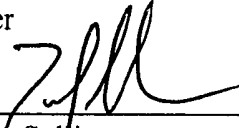
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SIGNATURE PAGE TO WARRANTY DEED

GRANTOR:

THE CORNERSTONE GROUP 618, LLC, a
Delaware limited liability company

By: TSC Enterprises, Inc., an Illinois corporation,
Its Manager

By: 
Name: Tim Sullivan
Its: President

Mail Subsequent Tax Bills to:
Catalyst 123 LLC
500 North Dearborn, Suite 605
Chicago, Illinois 60610

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX
00524.50
FP 103042

0008043839

REAL ESTATE TRANSFER TAX
01049.00
FP 103037

0000031577

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUN. 30. 08

REVENUE STAMP
COUNTY TAX


STATE OF ILLINOIS
JUN. 30. 08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
STATE TAX

- 2 -

City of Chicago
Dept. of Revenue
555874
06/27/2008 16:30 Batch 11865 81

Real Estate
Transfer Stamp
\$11,014.50



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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Tim Sullivan, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act and on behalf of TSC Enterprises, Inc., as Manager, for the uses and purposes therein set forth.

Given under my hand and official seal this 19th day of June, 2008.

Cynthia L. Mables
Notary Public

My commission expires: August 13, 2011



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EXHIBIT A

LEGAL DESCRIPTION

THE EAST 75 FEET OF LOT 10 IN BLOCK 47 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 618 West Washington, Chicago, Illinois

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Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. Real Estate Taxes for the second installment of year 2007 and subsequent years, not yet due and payable.
2. Rights of Walgreens Co., as Tenant under an unrecorded Lease dated August 2, 2006, as amended by Amendment dated September 12, 2007.
3. The land lies within the boundaries of Special Service Area Number 12, as disclosed by Substitute Ordinance dated February 19, 1991 as document number 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.

Note: Affects the land and other property.

Note: No assessments thereunder are due and owing.

4. Matters as disclosed on the survey prepared by Professionals Associated Survey Inc., dated April 21, 2008, certified April 25, 2008 as follows:
 - a. Encroachment of the asphalt paving over the East Line by 2.56 feet.